

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **October 10, 2005**

Members Present-

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Keith Hunter-Environmental Health, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, Terry Neal-Attorney, Barry Ginn-Barrineau & Ginn Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from October 3, 2005. Mrs. Howard seconded the motion and the motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

River Glen Subdivision – Final Plat Review

There was no one present at this time.

Mrs. Keenum moved to table this request until the end of the meeting. Mrs. Webb seconded the motion and the motion carried.

Natural Resources of Central Florida – Major Development – Preliminary Review

Cary Cohrs-Bedrock Resources, Jim Golden-HSA Golden, and David Leggett-Engineer, were all present and requesting preliminary approval to construct a cement plant. Staff comments were discussed regarding the required traffic impact study, ingress and egress, and building estimates. Some trees will need to be removed from the property, but the applicant will try and conserve any trees 30" in diameter or greater. The proposed septic system will use a lift station. There are 90 employees proposed to work multiple shifts with a maximum of no more than 40 employees present at one time. Engineering comments were discussed regarding additional dimensions needed on the plans, phases of construction, traffic study along C-470, construction plans regarding road improvements, proposed drainage system, off-site effects of drainage, required parking spaces, plan and profile for road grades, curve radii, entrance road specifications, minimum internal road radius, traffic aisle, perimeter berm details, contours and slopes, and flood plain areas. Pond 1 will be restored to natural grade. Pond 4 will be completely filled and does not require mitigation. There are only two handicapped parking spaces required. Most comments can be addressed on the engineering plans.

Mrs. Webb moved to approve the preliminary plans subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

Mr. Ginn excused himself at 2:20 PM.

VOS: Unit 128 – Major Development - Engineering Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting engineering approval to develop a 181-lot subdivision. There were no comments from the engineer.

Mr. Springstead moved to approve the engineering plans as submitted. Mr. Parrett seconded the motion and the motion carried.

VOS: Unit 136 – Major Development – Engineering Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting engineering approval to develop a 246-unit subdivision. There were no comments from the engineer.

Mr. Springstead made a motion to approve the engineering plans as submitted. Mr. Parrett seconded the motion and the motion carried.

VOS: Hillcrest Villas – Major Development – Preliminary Review

Lee Clymer, Farner Barley and Associates, Inc., was present and requesting preliminary approval to develop a 51-unit subdivision. Staff comments were discussed regarding road connection radii, access road, signs, and building height. Engineering comments were discussed regarding the irrigation system referred to in the covenant restrictions, which needs to be corrected.

Mrs. Webb move to approve the preliminary plans subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: District Government Offices @ Key Largo – Major Development – Preliminary and Engineering Review

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a government office, security office, and golf maintenance facility building. Committee comments were discussed regarding compound curves, drainage calculations, flow patterns, dumpster pad location, stop bars, and parking area.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

Introduction of Villages Independent Living Apartments in The Villages

Larry Kirk-American Retirement Corporation, Ed Oxford and Mark Watson-Engineers, were present to introduce a new project regarding the construction of a seven story independent living apartment complex located in The Villages. The applicants gave a brief overview of the proposed project. Farner Barley and Associates, Inc. will be the engineer and Michael Pape will be the landscape architect. The applicant is proposing 250 units after two phases of construction. The proposed location was discussed. There are currently issues being discussed with the Villages Design Committee. There will be a covered parking area and a commercial grade kitchen. Each living unit will have its own individual kitchen facility. The complex will have a dining room, activity room, and workshop. Future complexes for assisted living and skilled nursing were discussed. The applicant was informed to meet with the Building Official to discuss the proposed project in detail. The building plan review process was discussed. Construction is proposed to start in 2006 and the complex should be ready to operate in 2007.

River Glen Subdivision – Final Plat Review

There was still no one present.

Mrs. Webb moved to table this request until the October 17, 2005 meeting. Mrs. Keenum seconded the motion and the motion carried.

The next meeting is scheduled for October 17, 2005.

Mr. Springstead moved to adjourn. Mrs. Webb seconded the motion and the motion carried. Meeting adjourned at 3:08 PM.